



مدينة مصر
Madinet Masr
تأسست ١٩٥٩



Investor Presentation

9M 2025

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CONTENTS

INTRODUCTION	4
INVESTMENT CASE	8
PERIOD IN REVIEW	29
APPENDIX	37



INTRODUCTION



MADINET MASR AT A GLANCE

MADINET MASR IS ONE OF EGYPT'S MOST RECOGNIZABLE REAL ESTATE BRANDS, SERVING THE HOUSING NEEDS OF MILLIONS OF EGYPTIANS SINCE 1959.

66
YEARS OF OPERATION

468
EMPLOYEES

34,579
UNITS SOLD - ACTIVE PROJECTS



7,586
DELIVERIES - ACTIVE PROJECTS

27
ACTIVE PROJECTS

EGP **9.2** BN
MARKET CAP*

* As of 30 September 2025

YEAR-ON-YEAR GROWTH IN 9M SUPPORTED BY GROWTH IN NEW SALES



EGP **7.4** BN
9M 2025 REVENUE
▼ -1.0% y-o-y

EGP **3.1** BN
9M 2025 EBITDA
▼ -9.8% y-o-y

EGP **2.4** MN
9M 2025 NET PROFIT
▼ -6.6% y-o-y

EGP **36.3** BN
9M 2025 NEW SALES
▲ 11.2% y-o-y

2,700
9M 2025 UNITS SOLD
▼ -34.1% y-o-y

1,014
9M 2025 DELIVERIES
▲ 112.1% y-o-y

CORPORATE DEVELOPMENTS DURING 9M 2025



RECORD-BREAKING PERFORMANCE

ACHIEVED THE HIGHEST 9-MONTH NEW SALES IN MADINET MASR'S HISTORY, A 11.2% INCREASE Y-O-Y FOR THE 9M PERIOD. BOOSTED DELIVERIES CONTRIBUTED IN INCREASED REVENUES.



LAUNCH OF TALALA IN NEW HELIOPOLIS

MADINET MASR LAUNCHED TALALA, A LANDMARK MIXED-USE DEVELOPMENT IN NEW HELIOPOLIS WITH EXPECTED SALES OF EGP 202 BILLION, UNDERSCORING OUR FOCUS ON LARGE-SCALE INTEGRATED COMMUNITIES.



REGIONAL EXPANSION IN UAE

MADINET MASR LAUNCHED "CITIES OF THE WORLD", A WHOLLY OWNED SUBSIDIARY IN DUBAI TO SUPPORT MADINET MASR'S EXPANSION INTO THE UAE AND GULF.



REGIONAL EXPANSION IN KSA

SIGNED AN MOU WITH WAHEEJ FOR REAL ESTATE IN SAUDI ARABIA TO EXPLORE STRATEGIC COLLABORATION OPPORTUNITIES AND A POTENTIAL JOINT REAL ESTATE DEVELOPMENT COMPANY.



FRA APPROVAL FOR SAFE REAL ESTATE FUND

MADINET MASR SECURED FRA APPROVAL TO ESTABLISH THE SAFE REAL ESTATE FUND, FORMALIZING THE PLATFORM'S REGULATORY FRAMEWORK AND PAVING THE WAY FOR BROADER INVESTOR PARTICIPATION.



MADINET MASR ANNOUNCES SHARK TANK BUSINESS PARK IN TAJ CITY

ANNOUNCES THE WORLD'S FIRST BUSINESS-THEMED PARK INSPIRED BY THE GLOBAL HIT SHOW. SHARK TANK BUSINESS PARK IS SET FOR CONSTRUCTION IN TAJ CITY.



SUSTAINABILITY RECOGNITION

MADINET MASR RECEIVED THE 2025 SUSTAINABILITY AWARD IN JULY 2025 IN RECOGNITION OF ITS IMPACTFUL SOCIAL INITIATIVES AND COMMUNITY PROGRAMS.



STRATEGIC COOPERATION WITH THE BRITISH UNIVERSITY IN EGYPT

IN JULY 2025, MADINET MASR SIGNED A STRATEGIC COOPERATION AGREEMENT WITH THE BRITISH UNIVERSITY IN EGYPT TO FOSTER INNOVATION AND EQUIP YOUNG TALENT WITH PRACTICAL SKILLS FOR THE JOB MARKET.



STRATEGIC INFRASTRUCTURE PARTNERSHIPS

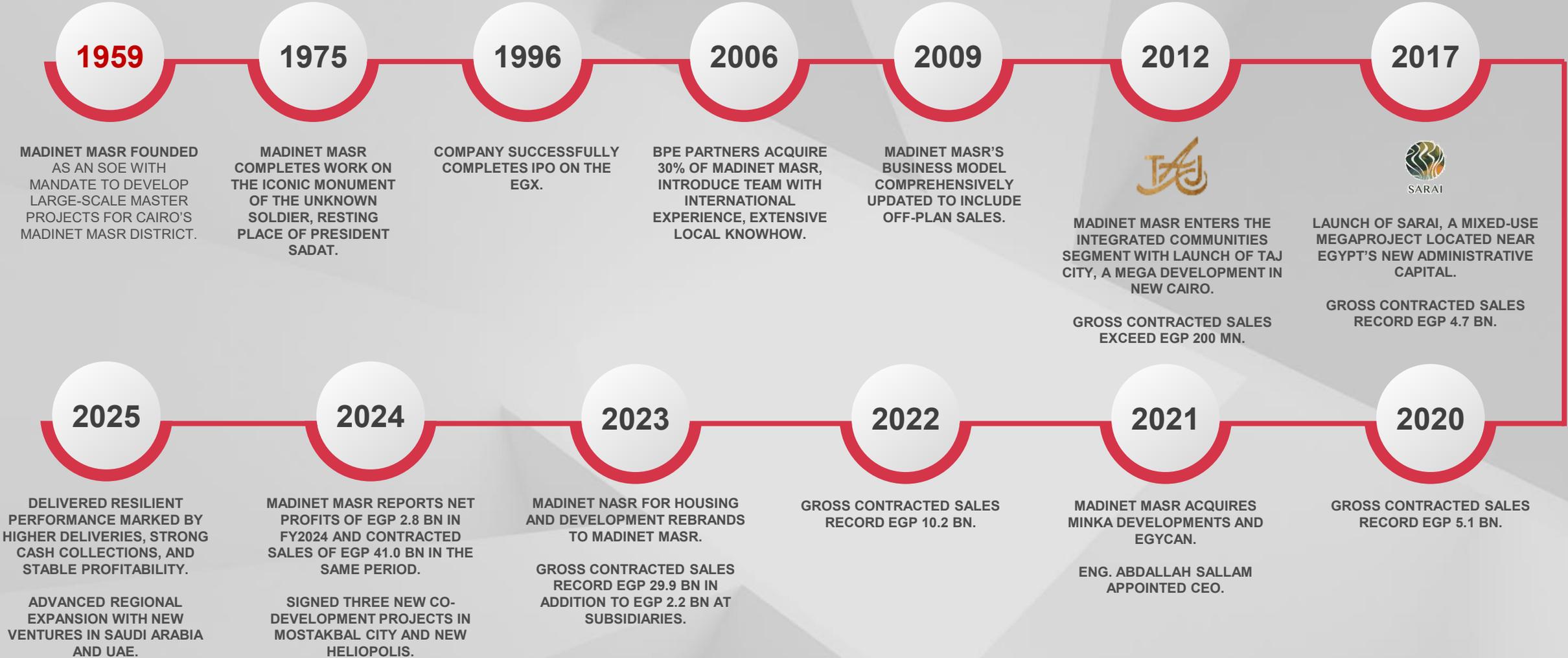
MADINET MASR PARTNERED WITH KORRA ENERGI AND GTCI CONSTRUCTORS TO ACCELERATE CONSTRUCTION AND INFRASTRUCTURE WORKS AT TAJ CITY, WITH COMBINED INVESTMENTS EXCEEDING EGP 740 MILLION.



KEY INVESTMENT HIGHLIGHTS



MADINET MASR HAS EVOLVED INTO A SUSTAINABLE AND PROGRESSIVE DEVELOPER FOCUSED ON INTEGRATED COMMUNITY PROJECTS



EXPANDING ACROSS FIVE STRATEGICALLY POSITIONED MASTER DEVELOPMENTS

WITH A LONG TRACK RECORD OF EXECUTING LARGE-SCALE HOUSING AND INFRASTRUCTURE PROJECTS, MADINET MASR IS WELL-POSITIONED TO GROW ITS EXPOSURE TO REGIONAL CUSTOMER BASE.



SARAI



CITY



THE BUTTERFLY



TALALA



INTEGRATED LIFESTYLE INCLUDING COMMERCIAL VENUES ON A 2 MILLION SQM AREA

INNOVATION-DRIVEN OFFICE AND COMMERCIAL SPACES ALLOCATED 15% OF OUR TOTAL LAND BANK TO CREATE AN INTEGRATED LIVING FOR MADINET MASR'S RESIDENTS



TAJ CITY

A 3.6-MILLION-SQM MIXED-USE DEVELOPMENT STRATEGICALLY POSITIONED AS A PREMIER CULTURAL DESTINATION



TAJ CITY IS A 3.6-MILLION-SQM MIXED-USE DEVELOPMENT LOCATED ACROSS FROM CAIRO INTERNATIONAL AIRPORT ON ONE OF THE CITY'S LARGEST LAND BANKS

0.80
FAR

58-649 sqm
UNIT AREA RANGE

0.8 MN SQM
UNDEVELOPED LAND

95,000
CURRENT AVG. PRICE
EGP PER SQM

2012
LAUNCH

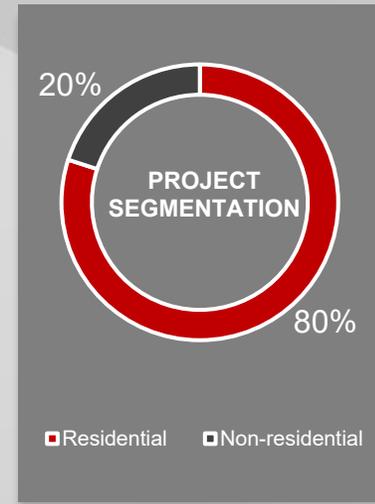
EGP 59.5 BN
PROJECT VALUE

2.9 MN SQM
TOTAL BUA

11,240
TOTAL UNITS

98%
DEVELOPED
PROJECTS SOLD

3.6 MN SQM
GLA



SARAI

A 5.5-MILLION-SQM MIXED-USE DEVELOPMENT STRATEGICALLY LOCATED NEAR EGYPT'S NEW ADMINISTRATIVE CAPITAL



SARAI IS A 5.5-MILLION-SQM MIXED-USE DEVELOPMENT LOCATED JUST 10 MINUTES AWAY FROM AUC, 15 MINUTES FROM CAIRO'S RING ROAD, AND 5 MINUTES FROM THE NEW CAPITAL.

0.78
FAR

49-440 sqm
UNIT AREA RANGE

1.8 MN SQM
UNDEVELOPED LAND

78,010
CURRENT AVG. PRICE
EGP PER SQM

2016
LAUNCH

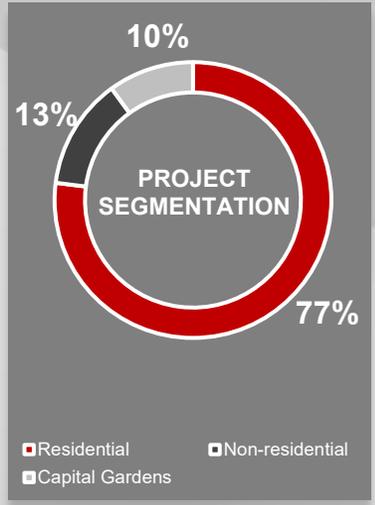
EGP 90.4 BN
PROJECT VALUE

4.3 MN SQM
TOTAL BUA

13,462
TOTAL UNITS

91%
DEVELOPED
PROJECTS SOLD

5.5 MN SQM
GLA



THE BUTTERFLY

A MIXED-USE DEVELOPMENT STRATEGICALLY LOCATED IN MOSTAKBAL CITY



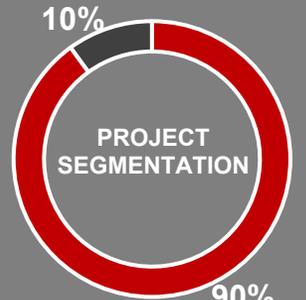
THE BUTTERFLY IS A 998,886-SQM MIXED-USE DEVELOPMENT, STRATEGICALLY LOCATED IN MOSTAKBAL CITY IN EAST CAIRO TO CAPTURE DEMAND FOR PREMIUM RESIDENTIAL OFFERINGS.



2024
LAUNCH



3,227
TOTAL UNITS



88,878 SQM
UNDEVELOPED LAND



EGP **47.7** BN
PROJECT VALUE

23%
DEVELOPED
PROJECTS SOLD

0.62
FAR

37-260 sqm
UNIT AREA RANGE

82,112
CURRENT AVG. PRICE
EGP PER SQM



0.6 MN SQM
TOTAL BUA

1.0 MN SQM
GLA

TALALA

A 2.1 MILLION-SQM MIXED-USE DEVELOPMENT STRATEGICALLY LOCATED IN NEW HELIOPOLIS CITY



- Under Development 42%
- Unlaunched Residential 47%
- Unlaunched Commercial 11%



TALALA IS A 2.1 MILLION-SQM MIXED-USE DEVELOPMENT STRATEGICALLY LOCATED IN THE HEART OF NEW HELIOPOLIS CITY.

0.62
FAR

35-288 sqm
UNIT AREA RANGE

1.2 MN SQM
UNDEVELOPED LAND

82,422
CURRENT AVG. PRICE
EGP PER SQM

2025
LAUNCH

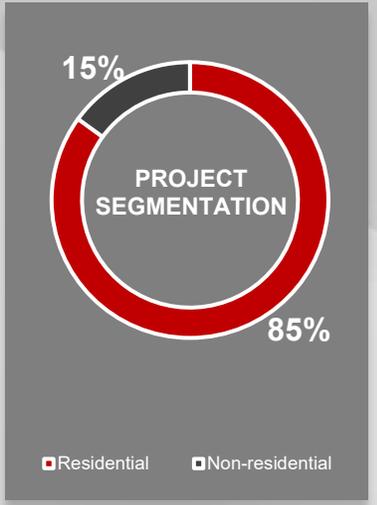
EGP 46.8 BN
PROJECT VALUE

1.4 MN SQM
TOTAL BUA

4,174
TOTAL UNITS

4%
DEVELOPED
PROJECTS SOLD

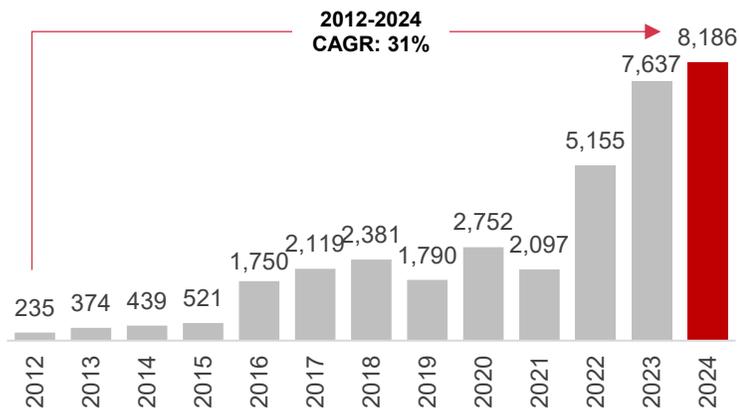
2.1 MN SQM
GLA



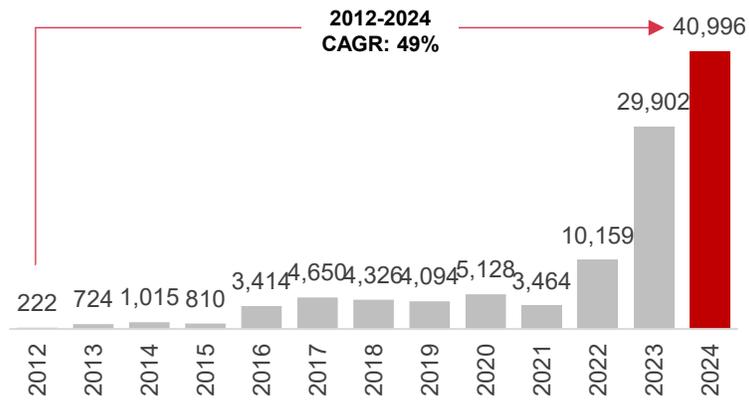
TAJ CITY AND SARAI HAVE POWERED MADINET MASR'S PROFITABLE TRANSFORMATION INTO A FULL-FLEDGED COMMUNITY DEVELOPER



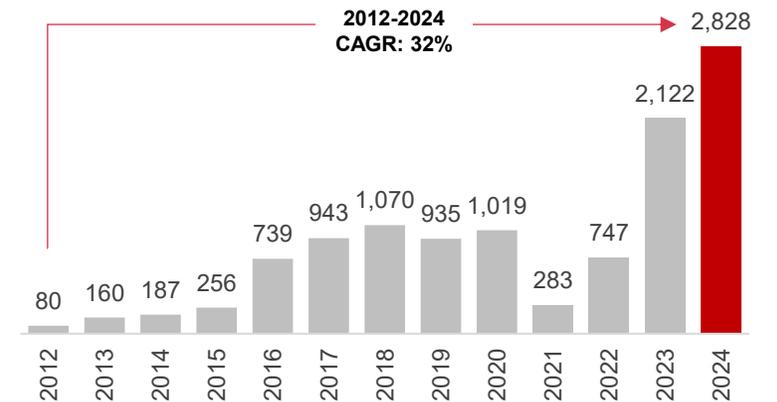
REVENUES (EGP MN)



NEW SALES (EGP MN)



NET PROFIT (EGP MN)



Figures on this slide represent standalone Madinet Masr figures.

MADINET MASR'S PLATFORM ADVANTAGE DRIVES EFFICIENCIES IN DEVELOPMENT ACTIVITIES

 **TAJ CITY**

 **SARAI**



BUSINESS PARK



RESIDENTIAL



COMMERCIAL



ADMINISTRATIVE



RESIDENTIAL



COMMERCIAL



ADMINISTRATIVE



SPORTS CLUB



SCHOOLS



SPORTS CLUB



SCHOOLS

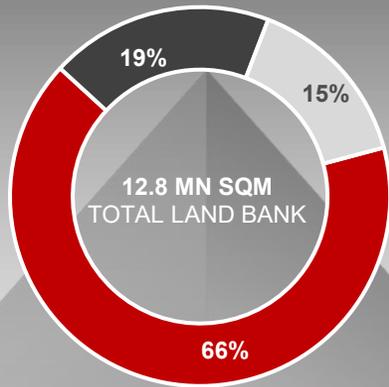
ECONOMIES OF SCALE

**DEVELOPMENT & MARKETING
COST EFFICIENCIES**

**STRONG CONTRACTOR
RELATIONSHIPS**

TIMELY UNIT DELIVERIES

LAND BANK ARE STRATEGICALLY LOCATED AND THE MAJORITY OF IT IS LIABILITY FREE, OFFERING MAJOR COMPETITIVE ADVANTAGES



- Under Development
- Unlaunched Residential
- Unlaunched Non-Residential

MADINET MASR'S LAND BANK CONFERS SEVERAL MAJOR ADVANTAGES COMPARED TO LOCAL COMPETITORS



OTHERS



MAJORITY OF LAND OWNED IN **FREE HOLDS**

LAND ACQUIRED THROUGH GOVT TENDERS FOR SOLE PURPOSE OF DEVELOPMENT (LAND SALES PROHIBITED)



NOT BOUND BY SPECIFIC TIMELINE FOR LAND DEVELOPMENT

BOUND BY SPECIFIC DEVELOPMENT TIMELINES



BALANCE SHEET IS **FREE OF LAND LIABILITIES**

FUTURE LAND PAYMENTS PAID ON PRE-DETERMINED TIMELINE

LOCATIONS IN NEW CAIRO AND NEAR NEW ADMIN. CAPITAL OFFER STRATEGIC BENEFITS



CONSISTENTLY STRONG DEMAND FOR UNITS HELPED BY SOLID FUNDAMENTALS



EAST CAIRO OFFICE PROJECTS ARE CORPORATE OCCUPIERS' FAVORED OPTION



NEW CAPITAL EXPECTED TO HOUSE >6.5 MN, FURTHER BOOSTING EASTERN GREATER CAIRO DEMAND

TAJ CITY INCLUDES 12 DIVERSE PROJECTS TARGETING MULTIPLE SEGMENTS



TAJ CITY | 3.6 MN SQM OF PRIME LAND BANK IN EAST CAIRO

3.6 mn SQM
GLA

EGP 59.5 BN
TOTAL VALUE

11,005
UNITS SOLD

58-649 SQM
UNIT AREA RANGE

EGP 95,000
AVG. PRICE PER
SQM

98%
SOLD

TAJED

ORIGAMI

ORIGAMI
GOLF

CLUBSIDE

LAKE PARK

KINDA

ELECT

SHALYA

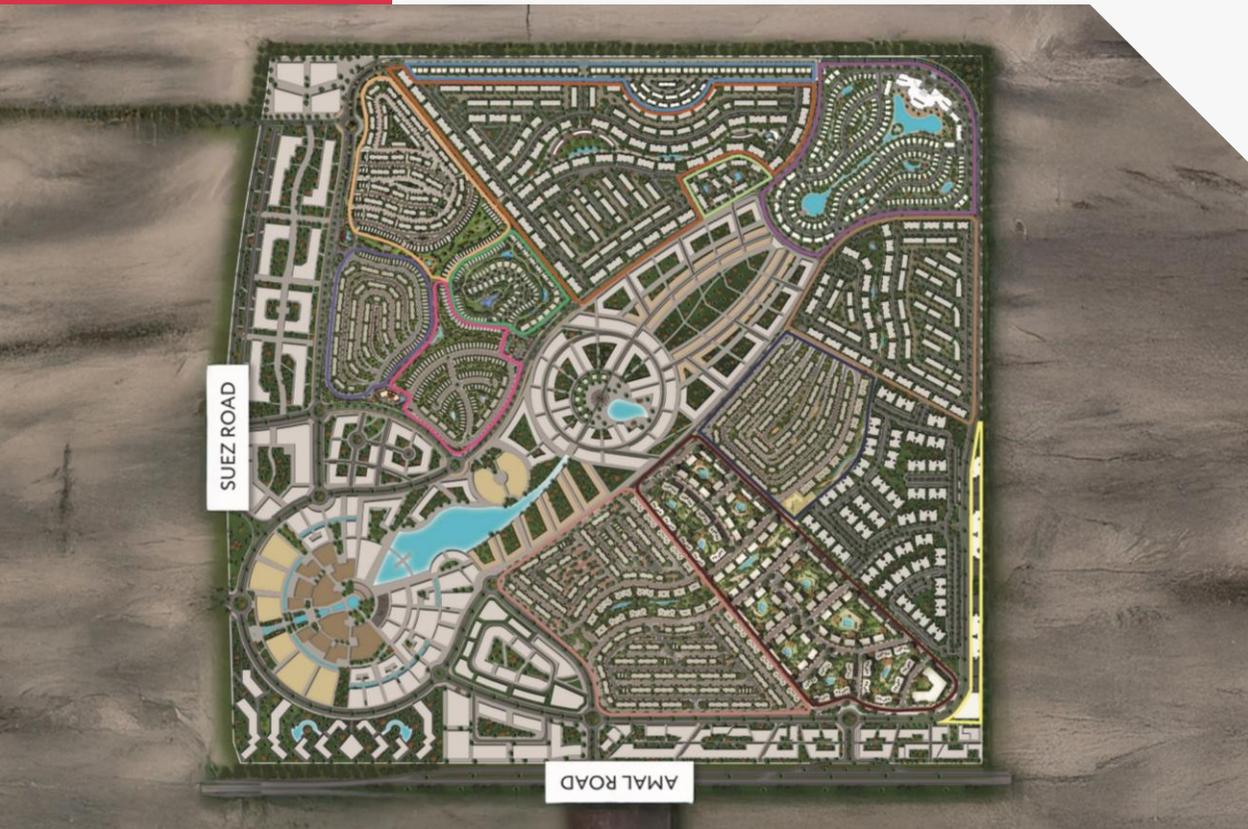
TAJED MALL

TAJ
SULTAN

TAJ GARDENS

TAJ
VILLE

SARAI IS OUR LARGEST PROJECT WITH EGP 90 BN IN TOTAL VALUE



SARAI

SARAI | 5.5 MN SQM IN HIGH-DEMAND AREAS NEAR NEW ADMINISTRATIVE CAPITAL

5.5 mn SQM
GLA

EGP 90.4 BN
TOTAL VALUE

12,198
UNITS SOLD

49-440 SQM
UNIT AREA RANGE

EGP 78,010
AVG. PRICE PER
SQM

91%
SOLD

RAI	RAI VALLEYS	RAI VIEWS	MANSIONS	VARANA	EASTWAVE	CROONS
CAVANA	TAVAL	ELAN	SHEYA RESIDENCE	ESSE	STRIP MALL	

THE BUTTERFLY EMBEDS THE BEAUTY OF NATURE INTO DAILY LIVING

B

THE BUTTERFLY

THE BUTTERFLY | NATURE-INSPIRED RESIDENTIAL PROJECT IN MOSTAKBAL CITY

2024 LAUNCH	3,227 UNITS	757 UNITS SOLD
UNDER CONSTRUCTION	0.6 MN SQM Total BUA	1.0 MN SQM GLA
EGP 47.7 BN TOTAL VALUE	EGP 82,112 AVG. PRICE PER SQM	37-260 SQM UNIT AREA RANGE



RECENTLY LAUNCHED TALALA IS OUR FIRST FULLY FINISHED PROJECT

TALALA

TALALA | LUXURIOUS, FULLY FINISHED PROJECT LOCATED IN NEW HELIOPOLIS CITY



2025
LAUNCH

4,174
UNITS

170
UNITS SOLD

UNDER CONSTRUCTION

1.4 MN SQM
Total BUA

2.1 MN SQM
GLA

EGP **46.8 BN**
TOTAL VALUE

EGP **82,422**
AVG. PRICE PER SQM

35-288 SQM
UNIT AREA RANGE

ZAHW IS MADINET MASR'S FLAGSHIP PRIME LIVING SPACE IN WEST ASSIUT



ZAHW | MIXED-USE DEVELOPMENT STRATEGICALLY LOCATED IN WEST ASSIUT

2023
LAUNCH

297
UNITS

21
UNITS SOLD

UNDER CONSTRUCTION

0.3 MN SQM
Total BUA

0.4 MN SQM
GLA

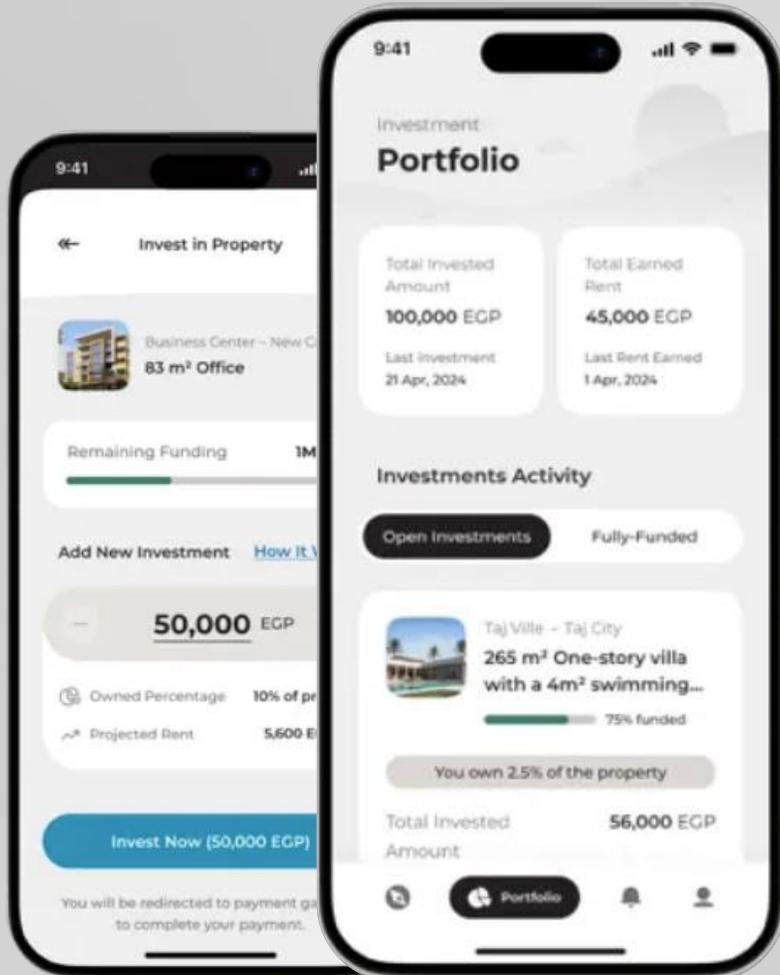
EGP **2.0 BN**
TOTAL VALUE

EGP **32,101**
AVG. PRICE PER SQM

174-351 SQM
UNIT AREA RANGE



SAFE | A Fractional Real Estate Investment Platform



UNIQUE OFFERING

Purchase **Shares Of Diverse Properties** And Earn **Passive Income** Proportional To Your Investment.

FRACTIONAL OWNERSHIP

FIXED AND VARIABLE ROI

FLEXIBLE PAYMENT PLANS

FAST ADOPTION

70,621 Users Through the **Mobile Application** And Selling Fractional Shares Worth Over **EGP 382 Million**.

LAUNCH DATE

January 2025
Launched

APP USERS

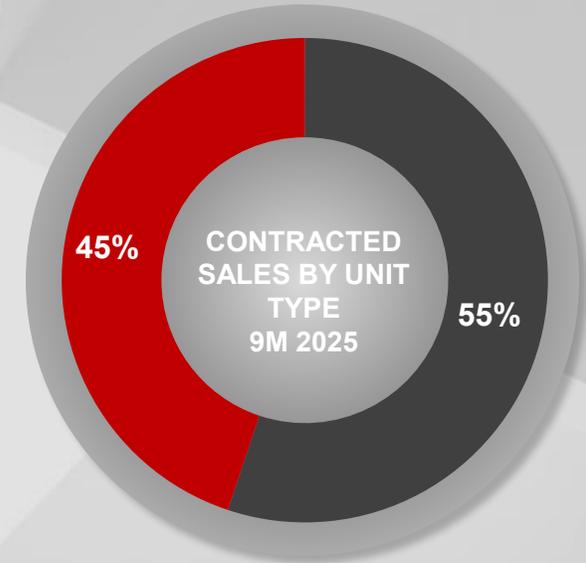
+70k
Users

SALES VOLUME

EGP 382.3 mn
Sales through SAFE

Doors | A Real Estate Sales Consultancy

Madinet Masr has spun-off its sales force to Doors Real Estate Consultancy to redeem some of the sales commissions paid and diversify the sales portfolio.



- Villas
- Apartments

LAUNCH DATE

Q1 2024
Launched

UNITS SOLD

2,610
Units 9M-2025

NEW SALES

EGP 36.3 bn
New Sales by Doors

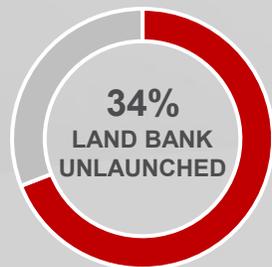
MADINET MASR'S STRATEGY LEVERAGES MULTIPLE AVENUES FOR GROWTH...

MADINET MASR AIMS TO DRIVE GROWTH BY EXPANDING ITS OPERATIONAL FOOTPRINT AND FOCUSING ON SUSTAINABLE VALUE CREATION.

GROW CURRENT PROJECTS



MADINET MASR HAS LARGE SCOPE TO EXPAND RESIDENTIAL/COMMERCIAL DEVELOPMENT AT TAJ CITY AND SARAI



GEOGRAPHIC EXPANSION



AIMING TO EXPAND TO WEST CAIRO AND UNDERSERVED NEW REGIONS, BEGINNING WITH ASSIUT LAND BANK

176,018 SQM
NEWLY ADDED
IN NEW HELIOPOLIS
LANDBANK

COMMERCIAL REAL ESTATE



EXPANDED FOOTPRINT IN COMMERCIAL REAL ESTATE THROUGH JVs/CO-DEVELOPMENTS

EGP **800**
PER SQM/MONTH
AVG. NEW CAIRO
OFFICE RENT – 2023
(HIGHEST IN GCA)

SECOND HOMES



STUDYING ENTRY INTO LUCRATIVE SECOND HOMES MARKET IN NORTH COAST, AIN EL SOKHNA

50%
EGP/USD
DEPRECIATION SINCE
March 2022

FACILITY MANAGEMENT



EXPAND FACILITY MANAGEMENT ACTIVITIES TO GENERATE FURTHER RECURRING REVENUES

**COMMUNITY
MANAGEMENT
DEPARTMENT
LAUNCHED**

...BUILDING ON A STRONG AND LIQUID BALANCE SHEET



EGP 5.8 BN
NET CASH & SHORT-TERM INVESTMENTS

EGP 0 BN
OUTSTANDING DEBT
EGP 1.4 BN NET CASH POSITION

 **SECURITIZATIONS**

11.1 BN
EQUITY

EGP 5.0 BN
NOTES RECEIVABLE
EGP 70.7 BN including off-balance sheet PDCs for undelivered units

 **SALE-AND-LEASEBACK**

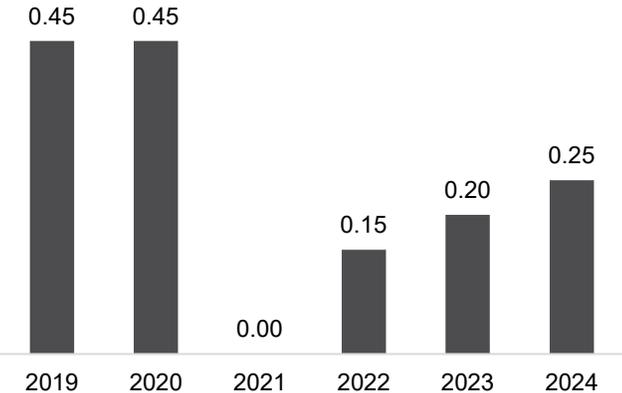


MADINET MASR LEVERAGES ITS STRONG ACCESS TO CAPITAL MARKETS TO ENSURE THE FINANCIAL FLEXIBILITY NEEDED FOR OPERATIONAL EXPANSION.

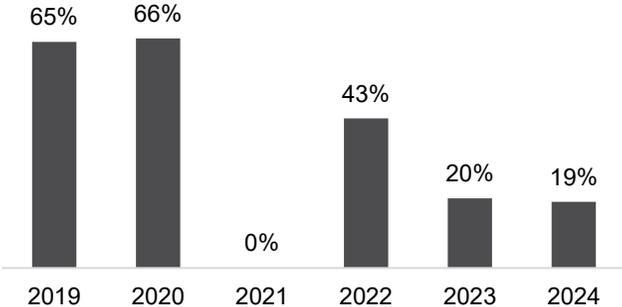
GIVING POSITIVE RETURNS TO INVESTORS

MADINET MASR OFFERS HIGH DIVIDENDS DISTRIBUTION TO ITS SHAREHOLDERS WITH ABOVE MARKET AVERAGE PAYOUT RATIOS AND DIVIDEND YIELD.

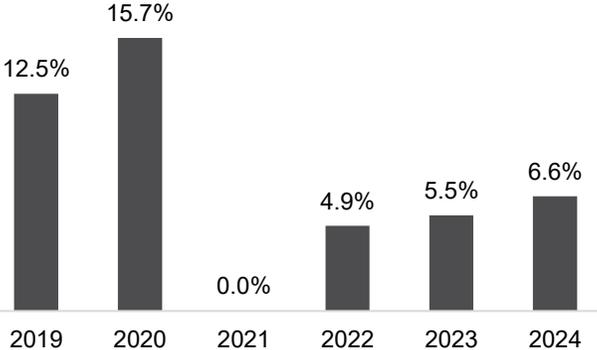
DIVIDENDS PER SHARE (EGP)



Payout Ratio (%)



DIVIDENDS YIELD (%)

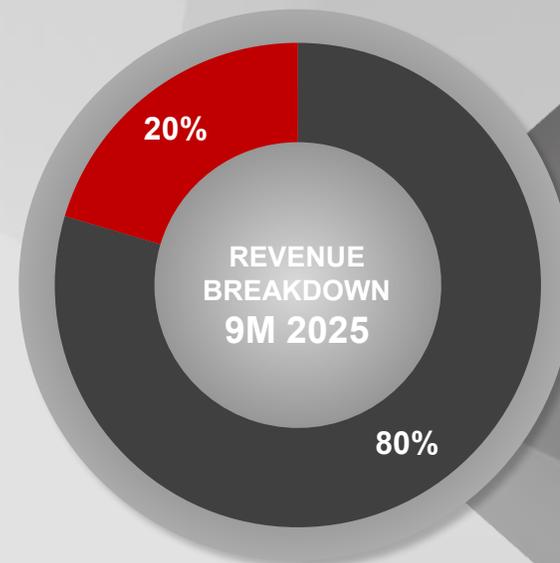
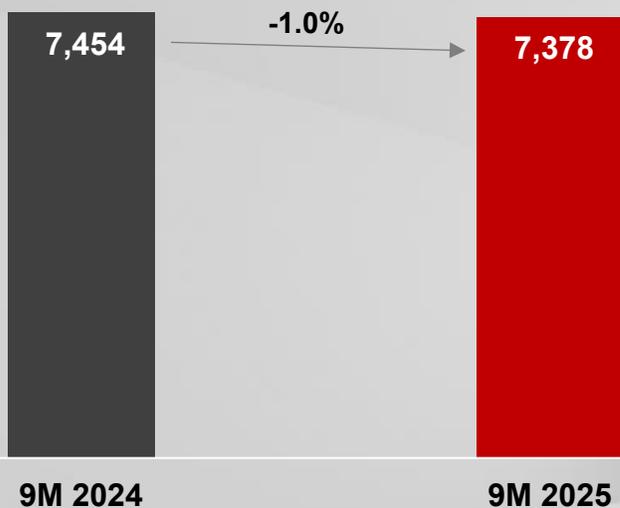


**9M 2025
IN REVIEW**



STABLE REVENUE PERFORMANCE YEAR-OVER-YEAR

REVENUE (EGP MN)

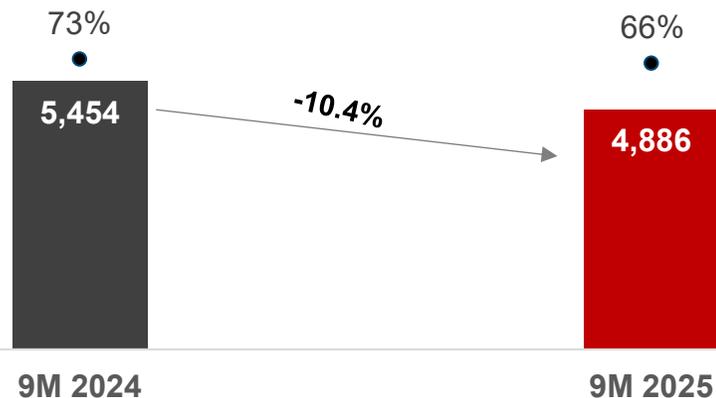


■ Unit Deliveries ■ New Sales

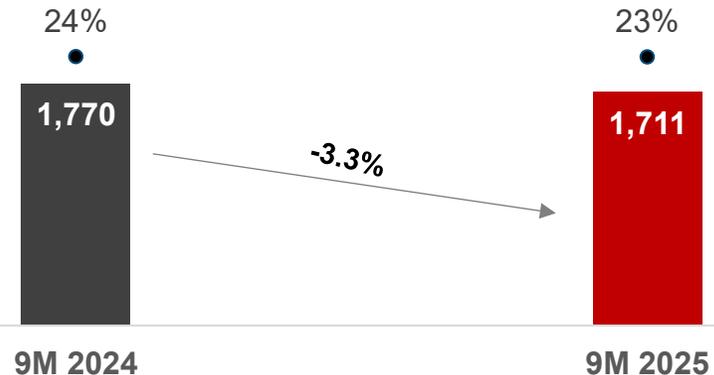
CONSISTENT REVENUES
SUPPORTED BY STEADY SALES
PERFORMANCE THIS YEAR

NORMALIZATION OF MARGINS FOLLOWING LAST YEAR'S HIGHS

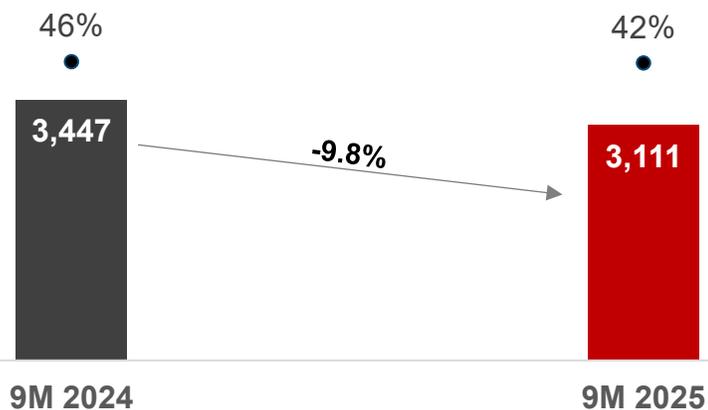
GROSS PROFIT, MARGIN (EGP MN, %)



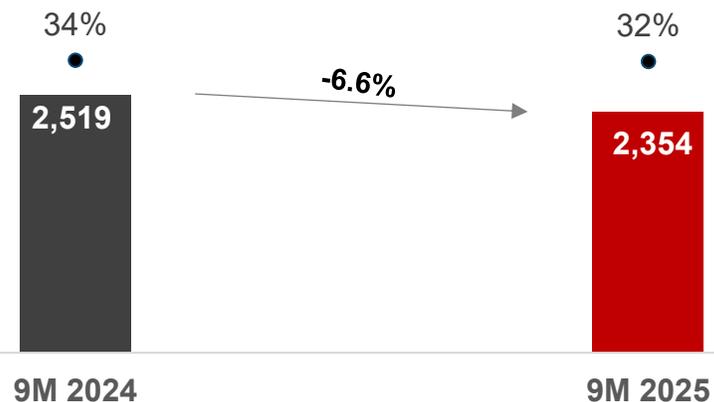
SG&A EXPENSE, % OF REVENUE (EGP MN, %)



EBITDA, MARGIN (EGP MN, %)



NET PROFIT, MARGIN (EGP MN, %)



CONTINUED BALANCE SHEET STRENGTH

NET CASH & SHORT-TERM INVESTMENTS (EGP BN)



NET DEBT, NET DEBT/EBITDA (EGP MN)



PROPERTY, PLANT, & EQUIPMENT (EGP MN)

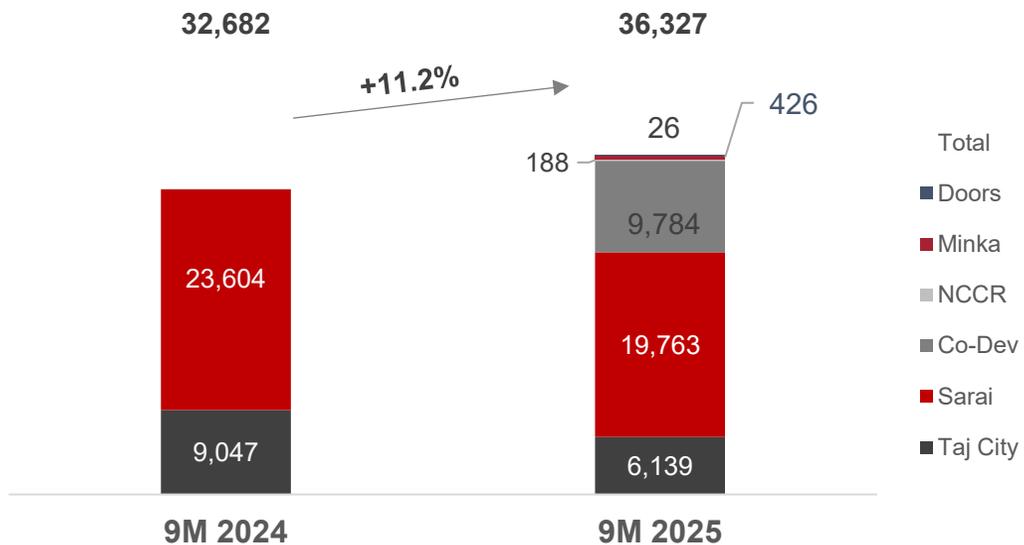


RECEIVABLES, RECEIVABLES/NET DEBT (EGP BN)

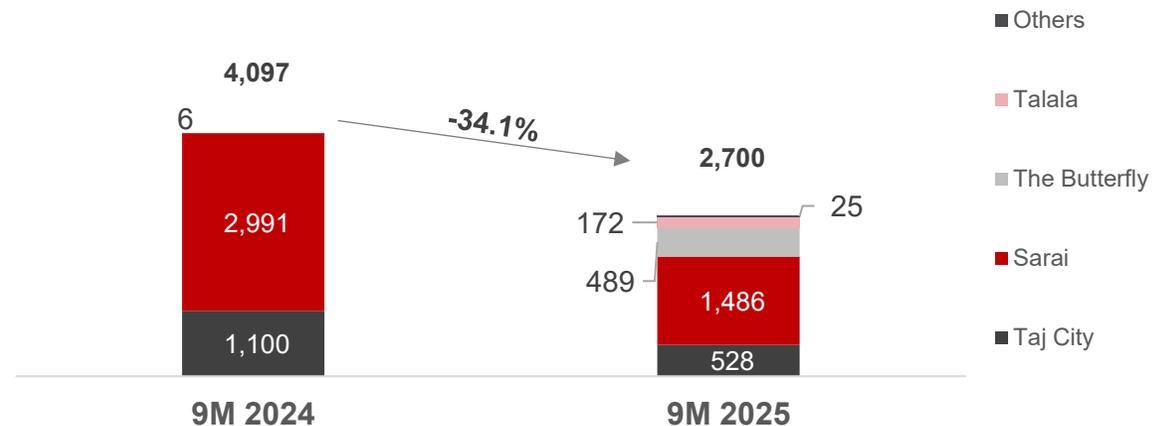


GROWING NEW SALES AND DESPITE DECREASE IN UNITS SOLD

NEW SALES (EGP MN)



UNITS SOLD

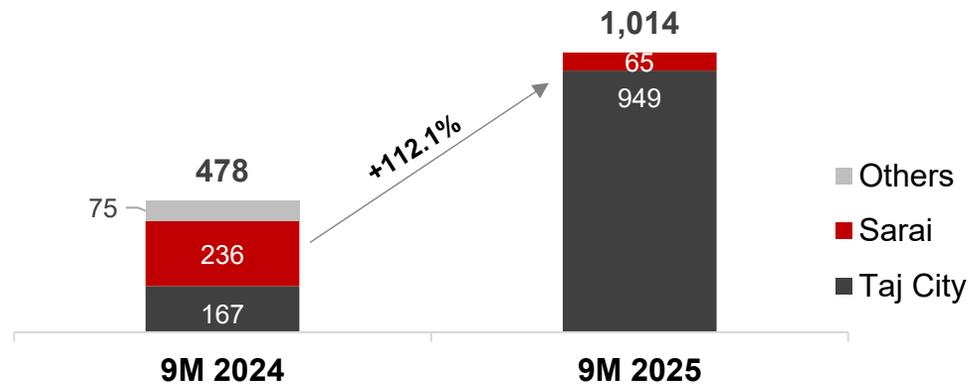


EGP 86.4 BN
 9M 2025 REVENUE BACKLOG
 (NOMINAL PRICE OF UNDELIVERED SALES)

MASS CONSTRUCTION LAST YEAR YIELDING POSITIVE DELIVERY RESULTS



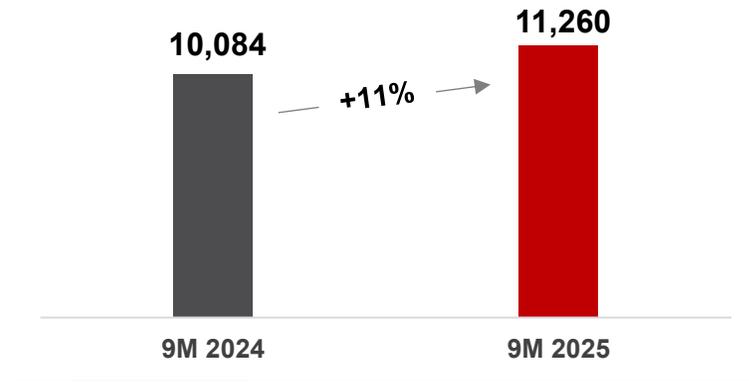
DELIVERIES (UNITS)



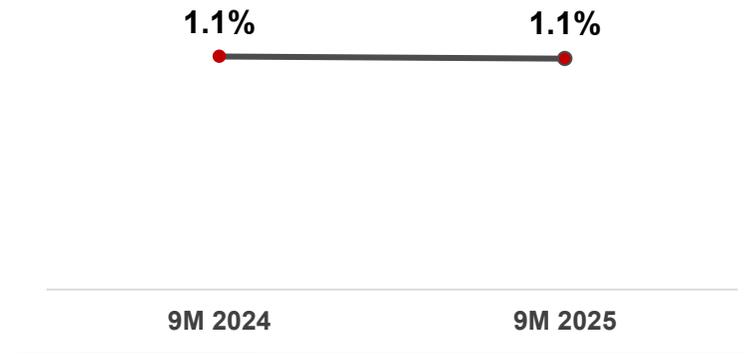
On the back of mass construction efforts last year, Madinet Masr increased deliveries significantly in 9M 2025

ONGOING PORTFOLIO CLEANUP YIELDING INCREASED CASH COLLECTIONS

CASH COLLECTIONS (EGP MN)



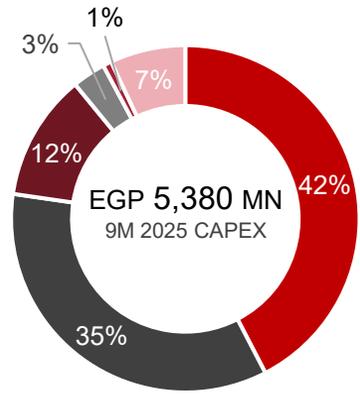
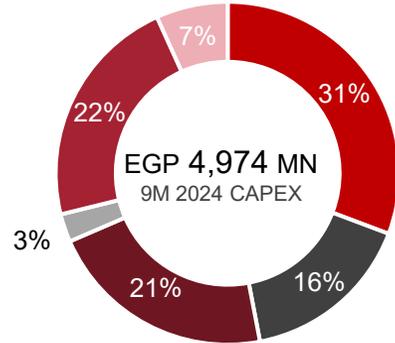
DELINQUENCY RATE (%)



INCREASED CASH COLLECTION ON THE
BACK OF STABLE DELINQUENCY RATE
AND STRONG PORTFOLIO MANAGEMENT

DELINQUENCY RATE STABLE
REFLECTING CONSISTENT PORTFOLIO
QUALITY AND EFFECTIVE CUSTOMER
ENGAGEMENT

GROWING INVESTMENT IN CAPEX REFLECTING COMMITMENT TO ONGOING PROJECTS



- Taj City
- Sarai
- Butterfly
- PP&E
- Heliopolis
- Other



APPENDIX



INCOME STATEMENT

(EGP 000)	Q3 2025	Q3 2024	Change	9M 2025	9M 2024	Change
Net Revenues	2,604,251.8	2,977,394.1	-12.5%	7,378,177.0	7,453,586.6	-1.0%
Cost of Revenue	(853,620.7)	(892,420.2)	-4.3%	(2,492,669.1)	(1,999,552.1)	24.7%
Gross Profit	1,750,631.2	2,084,973.8	-16.0%	4,885,508.0	5,454,034.5	-10.4%
Less:						
Selling & Marketing Expense	(237,139.1)	(407,654.5)	-41.8%	(1,367,090.2)	(1,468,132.2)	-6.9%
General & Administrative Expenses	(112,114.0)	(116,270.3)	-3.6%	(344,121.0)	(302,310.6)	13.8%
Expenses of Managing Residential Compound & Other Operating Expenses	(30,540.0)	(22,512.9)	35.7%	(76,317.8)	(54,780.1)	39.3%
Finance Cost	(178,662.9)	(173,122.0)	3.2%	(504,068.5)	(410,169.9)	22.9%
Expected credit loss (ECL)	(7,673.3)	(30,377.6)	-74.7%	(29,686.6)	(56,647.0)	-47.6%
Provisions	(23,058.7)	(42,900.0)	-46.3%	(68,434.3)	(242,600.0)	-71.8%
Add:						
Provisions no-longer required	-	-	-	-	-	-
Reversal of Expected Credit Loss (Net)	-	-	-	-	-	-
Finance Income	226,639.4	125,995.4	79.9%	560,697.6	349,033.8	60.6%
Other Operating Income	71,069.3	34,768.4	104.4%	134,203.9	103,749.5	29.4%
Operating Profit	1,457,812.2	1,452,900.3	0.3%	3,190,471.8	3,372,178.0	-5.4%
Income from Sale of Financial Assets Held at Fair Value (Other Comprehensive Income)	-	-	-	-	-	-
Income Sale of Financial Assets - Amortized Cost	1,069.9	-	-	1,069.9	41.7	2464.8%
Other Expenses	(23,079.3)	(11,735.6)	96.7%	(73,340.7)	(34,685.9)	111.4%
Net Profit Before Tax	1,435,802.8	1,441,164.7	-0.4%	3,118,201.0	3,337,533.8	-6.6%
Income Tax	(332,070.3)	55,530.8	-698.0%	(701,062.7)	(911,372.7)	-23.1%
Deferred Tax	(30,985.2)	56,175.6	-155.2%	(63,451.0)	93,002.4	-168.2%
Net Profit for the Period	1,072,809.3	1,552,499.2	-30.9%	2,353,687.3	2,519,163.5	-6.6%
Less:						
Non-controlling Interest	(1,000.2)	(645.5)	54.9%	(2,842.6)	(2,646.7)	7.4%
Shareholders' equity of parent company	1,071,809.1	1,551,853.7	-30.9%	2,350,844.7	2,516,516.8	-6.6%

BALANCE SHEET (I/II)

(EGP 000)	31-Dec-24	30-Sep-25	Change
Assets			
Noncurrent Assets			
Fixed Assets (Net)	147,974.8	139,341.5	-5.8%
Right-of-Use of Leased Assets	46,289.5	112,945.2	144.0%
Assets Under Construction	205,319.8	368,080.4	79.3%
Intangible Assets	-	-	-
Due from Related Parties	-	-	-
Investments in Subsidiaries	-	-	-
Investments in Subsidiaries - Down payment	9,421.5	96,582.4	925.1%
Financial Assets at Amortized Cost	567.0	1,636.9	188.7%
Financial Assets at Fair Value - Other Comprehensive Income	8,545.9	8,326.7	-2.6%
Property Investments	1,514,949.7	1,514,949.7	-
Long-Term Accounts Receivable (Net)	968,097.1	2,171,725.6	124.3%
Debtors and Other Debit Balances - long term	182,160.6	183,108.9	0.5%
Total Noncurrent Assets	3,083,325.9	4,596,697.3	49.1%
Current Assets			
Inventory - Materials	48,896.0	54,339.1	-
Work in Progress	8,837,725.2	12,175,801.7	37.8%
Assets Available for Sale	3.5	3.5	-
Finished Properties	331,342.7	373,300.6	12.7%
Property Investments	187,684.5	209,776.8	11.8%
Short-Term Accounts Receivable (Net)	1,131,534.6	2,495,082.9	120.5%
Trade Receivables	344,451.9	375,244.1	8.9%
Advance to Trade Payables	4,630,553.4	4,516,854.1	-2.5%
Debtors and Other Debit Balances	5,391,997.8	6,692,858.6	24.1%
Financial Assets at Fair Value Through Profit or Loss	3,319.7	3,732.0	12.4%
Financial Assets at Amortized Cost - Treasury Bills	625,264.4	3,383,785.6	441.2%
Contracts Assets	177,349.1	199,340.2	12.4%
Due from Related Parties	-	-	-
Due from residential Complexes Management, Operations, and Maintenance	-	55,188.1	-
Cash on Hand and Banks	2,919,768.6	2,402,455.1	-17.7%
Total Current Assets	24,629,891.4	32,937,926.0	33.7%
Total Assets	27,713,217.2	37,534,623.4	35.4%

BALANCE SHEET (II/II)

(EGP 000)	31-Dec-24	30-Sep-25	Change
Liabilities & Shareholders' Equity			
Shareholders' Equity			
Issued and Paid-In Capital	2,135,000.0	2,135,000.0	-
Treasury share	-	(386,757.6)	-
Legal Reserve	479,260.3	620,672.4	29.5%
Retained Earnings	3,850,468.1	5,722,951.9	48.6%
Net Profit for the Year	2,914,125.3	2,350,844.7	-19.3%
Employees and executives Shares option plan	98,350.0	109,900.0	11.7%
Change in fair value of financial assets through other comprehensive income	6,298.2	6,298.2	-
Investment properties revaluation surplus at fair value (Net)	452,666.5	452,666.5	-
Shareholders' Equity of parents	9,936,168.3	11,011,801.9	10.8%
Non-controlling interest	134,774.8	134,000.5	-0.6%
Total Shareholders' Equity	10,070,943.1	11,145,802.4	10.7%
Noncurrent Liabilities			
Long-Term Notes Payable (Net)	48,564.3	24,821.0	-48.9%
Long-Term Loans	717,081.4	1,578,504.6	120.1%
Long-Term Liabilities - Land Development	-	-	-
Long-Term Lease Liabilities	15,922.9	85,546.5	437.3%
Total Noncurrent Liabilities	820,449.0	1,791,203.5	118.3%
Current Liabilities			
Advances from Customers for Undelivered Units	8,637,402.9	15,723,926.2	82.0%
Advance Payment Customers	14,917.4	12,864.8	-13.8%
Provisions	339,474.7	355,485.0	4.7%
Due to Related Parties	-	-	-
Trade Payables	1,128,716.7	1,268,748.9	12.4%
Infrastructure Completion Liabilities	952,000.7	681,252.8	-28.4%
Dividend Payable	8,329.7	341,538.2	4000.2%
Creditors and Other Credit Balances	2,301,322.5	2,159,509.1	-6.2%
Due to residential Complexes Management, Operations, and Maintenance	15,626.2	-	-100.0%
Current Portion of Long Term Debt	315,670.9	258,920.8	-18.0%
Short-Term Loans	1,650,000.0	2,342,663.8	42.0%
Banks Overdrafts - Credit Facilities	30,000.0	241,135.2	703.8%
Short-Term Lease Liabilities	31,365.1	24,721.4	-21.2%
Short-Term Liabilities - Land Development	363,274.4	372,256.0	2.5%
Contracts Liabilities	12,139.3	8,965.9	-26.1%
Tax Authority	1,021,584.6	805,691.5	-21.1%
Total Current Liabilities	16,821,825.1	24,597,617.5	46.2%
Total Liabilities	17,642,274.1	26,388,821.0	49.6%
Total Liabilities and Shareholders' Equity	27,713,217.2	37,534,623.4	35.4%

ACCOUNTING TREATMENT OF A UNIT SALE



UNIT SALE

MADINET MASR RECOGNIZES THE LAND PORTION OF A UNIT SALE AS REVENUE IMMEDIATELY UPON COMPLETING A SALE

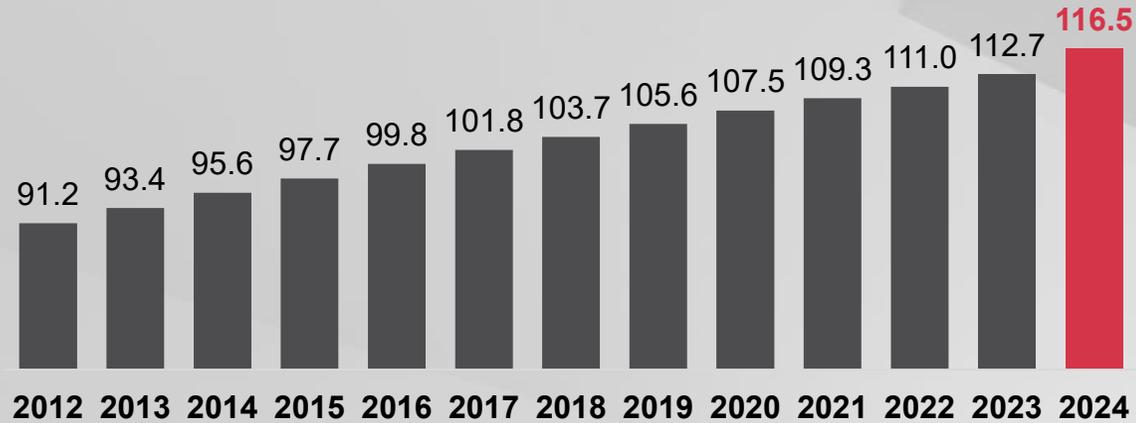


DELIVERY

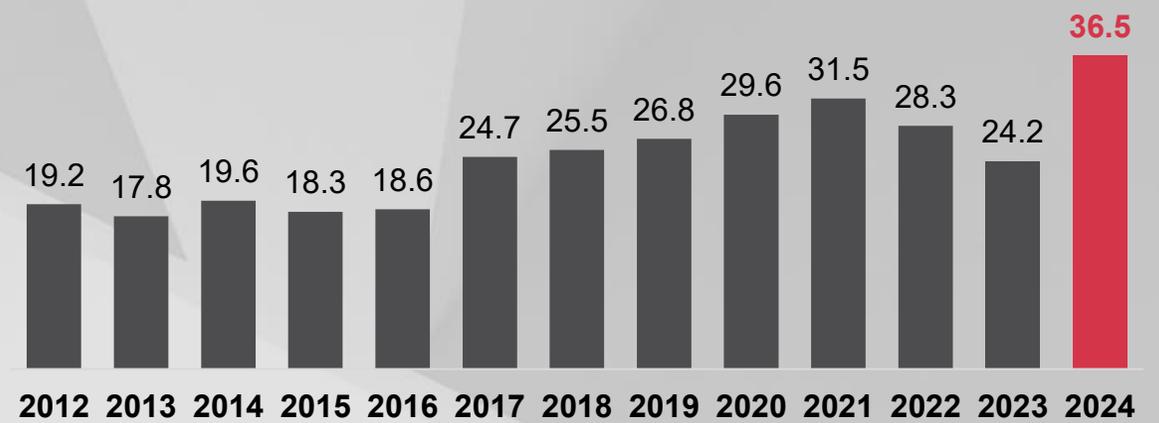
REMAINDER OF REVENUE IS RECOGNIZED UPON HANDOVER OF UNIT TO PURCHASER

EGYPT'S REAL ESTATE MARKET BENEFITS FROM STRONG DEMOGRAPHIC AND ECONOMIC FUNDAMENTALS

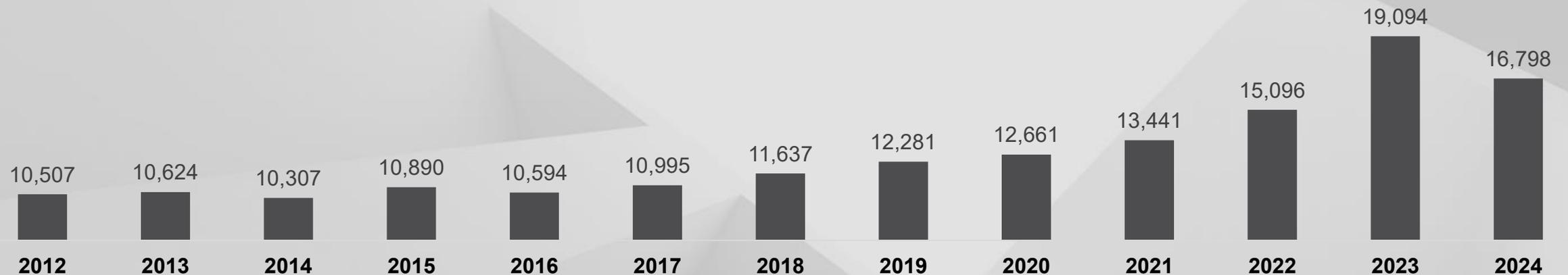
POPULATION (MN)



EGYPT REMITTANCE INFLOWS (USD BN)



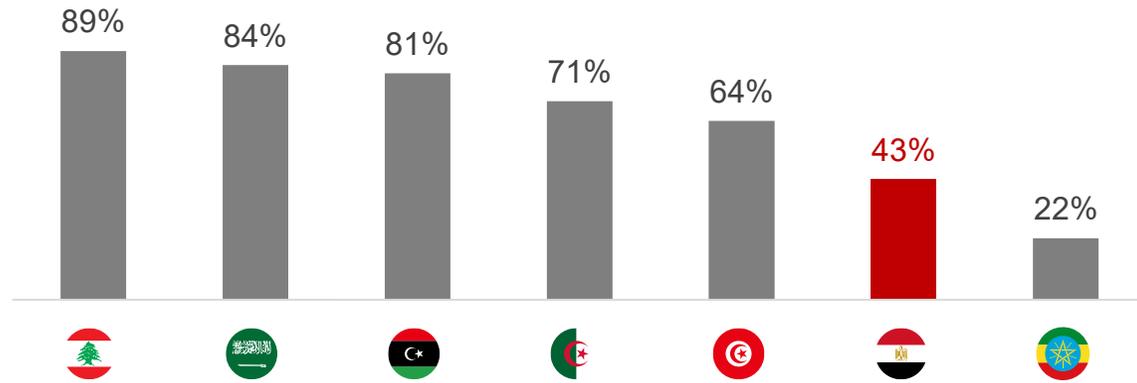
GDP PER CAPITA (current USD)



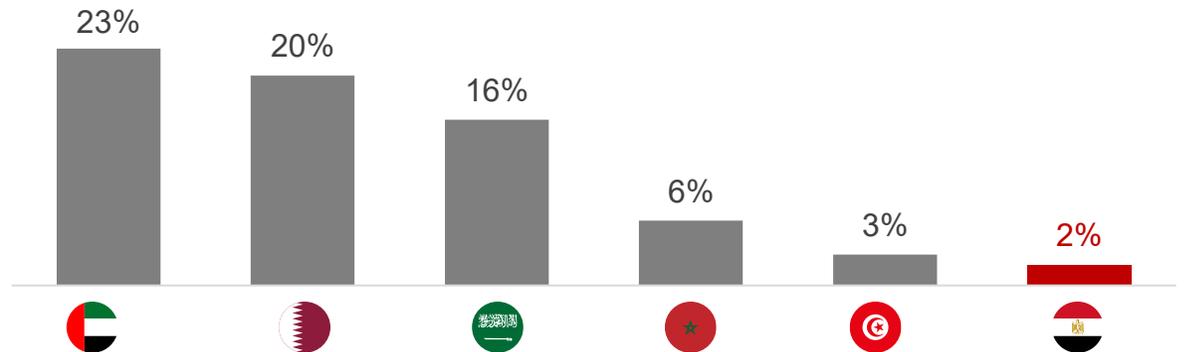
Source: World Bank

EGYPT'S REAL ESTATE MARKET BENEFITS FROM STRONG DEMOGRAPHIC AND ECONOMIC FUNDAMENTALS

URBANIZATION



MORTGAGE PENETRATION



RESIDENTIAL SUPPLY (2020-2025F)



BOARD OF DIRECTORS (I/IV)



HAZEM BARAKAT CHAIRMAN

Eng. Hazem Barakat co-founded BPE Partners in 2006 with a vision to capitalize on his industry and operational expertise by investing in domestic businesses with growth potential. He is the Chairman of BPE Partners and B Investments and is a member of BPE Partners' investment committee. Prior to founding BPE Partners, he co-founded Miraco-Carrier, one of the region's leading air conditioner manufacturers, as well as Engineering Plastic Manufacturing, a leading plastics manufacturer. In addition to Madinet Masr, Eng. Barakat sits on the board of Total Egypt, and Al-Ismaelia.

Eng. Barakat holds a BSc in Mechanical Engineering from the New York Institute of Technology and is a member of the Egypt-based American Chamber of Commerce, the British Egyptian Business Association, and the Egyptian Businessmen's Association. Previous directorships include the Egypt-US President's Council, the Egyptian Economic Forum, and the Advisory Council of the School of Business, Economics, and Communication at the American University in Cairo.



ABDALLAH SALLAM PRESIDENT & CEO

A member of one of the most prominent business families in Egypt, and with more than 20 years of experience, Eng. Abdallah Sallam has managed and co-founded several ventures in multiple industries including manufacturing, retail, media, and technology before venturing into real estate. Labeling himself a serial entrepreneur, Eng. Sallam co-founded and managed several businesses throughout his career, including 'Minka Real Estate Investment', a unique property innovator and developer with subsidiaries and interests in a multitude of ventures (construction, consultancy, and renewable energy). In October 2021, Minka was acquired by Madinet Masr and Eng. Sallam was appointed as the new President and CEO. Eng. Sallam brings to his position a wealth of expertise, innovative vision, strategy, and business modeling input across many ventures to help the company fulfill its robust growth strategy being one of the oldest and most influential real estate developers operating in the local market with a legacy of 63 years.

Eng. Sallam is also constantly involved in voluntary consultancy with young entrepreneurs and startups and was chosen as a member of the jury in Shark Tank Egypt. He currently sits on the board of Solarize Egypt, Minlo Trade & Manufacturing, Namaa Real Estate, Paradise Capital, Egyptian Kuwaiti Company for Real Estate Development and Egyptian Food Bank.

Eng. Sallam holds a BSc in Mechanical Engineering from the American University in Cairo and has attended several executive education programs at Harvard Business School and Kellogg of Northwestern University studying consumer marketing, strategy, pricing, and media.

BOARD OF DIRECTORS (II/IV)



ALADDIN SABA DIRECTOR

Eng. Aladdin Saba boasts an expansive track record in the financial and investment fields. He founded Beltone Financial in 2002 and co-founded BPE Partners in 2006. Eng. Saba co-founded Hermes Financial, known today as EFG Holding. He is also a founding member of the Egyptian Investment Management Association and the Egyptian Capital Markets Association. Previously, Eng. Saba was a Senior Portfolio Manager at Kidder, Peabody & Co. Inc. in New York. He also served on the Board of Directors of the Central Bank of Egypt, the Egyptian Exchange, and GB Corp. Eng. Saba holds an MBA from Wharton, a master's degree in biomedical engineering from the University of Pennsylvania, and a Bsc in Biomedical Engineering from Cairo University.



AHMED OMAR DIRECTOR

Eng. Ahmed Omar founded Egyptian Water Works in 1990 to represent international organizations in Egypt's water treatment and wastewater industry, successfully implementing multiple treatment and desalination projects with Italian Technology. In 1999, Eng. Omar founded Midwater, which develops, owns, and operates water treatment plants treating industrial water and selling it to oil refineries under build-own-operate-transfer (BOOT) contracts. Midwater built its first plant in 2001 and a second one in 2006. Eng. Omar is also the founder and Chairman of EWW Oil & Gas, which represents international organizations in Egypt's power and oil and gas sectors. EWW has successfully launched several projects using Japanese technology. Eng. Omar has sat on the Board of Madinet Masr since 2007, and he sat on the boards of Beltone Financial, TOTAL Egypt, and the El Gouna Red Sea Resort. He holds a BSc in Chemical Engineering from Cairo University.

BOARD OF DIRECTORS (III/IV)



ENG. MOSHIRA AL MAGHRABI DIRECTOR

Eng. Moshira Al Maghrabi has had a long and distinguished career in the field of engineering and construction. She began her career at El Abd Contracting Company where she grew to become Sector Head. Subsequently, she served as the Managing Director of the Egyptian Company for Buildings starting 1996 and took on the role of Managing Director at Maadi For Investment & Development in 2017. Throughout her career, she has been actively involved on the Boards of Directors of various companies, including NUE, Alexandria Construction Company, Zahraa El Maadi Investment and Development, where she has served as Chairperson of the Board and Managing Director since 2012. She has held a position on Madinet Masr's Board of Directors since 2006. Eng. Al Maghrabi holds a bachelor's degree in Architecture.



MONA OSMAN DIRECTOR

Mona Osman boasts 25 years of expertise in the fields of investment, economics, and business. Since 2009, she has been the Managing Partner in BPE partners – which owns 28% of Madinet Masr – and is highly involved in direct investment and private equity transactions. Osman's responsibilities include exploring investment opportunities, overseeing daily investments, and handling external communications.

From 2008 to 2009, Osman was the General Manager at Emirates International Investment Company LLC. (EIIC) in Egypt. Prior to that, she spent 12 years at MIDBANK (previously known as Al-Ahly for Development and Investment (ADI)), where she held many different managerial positions before assuming the role of General Manger for Investments. Additionally, she leveraged a long career spanning 10 years at the Projects Department of Misr Iran Development Bank (MIDB), an investment bank specialized in providing financing for diverse project in Egypt, ending her tenure as an Assistant Project Manager. Mona is also a founder and board member of the Egyptian Private Equity Association (EPEA).

Osman holds a BA in Economics from the American University in Cairo.

BOARD OF DIRECTORS (IV/V)



MOSTAFA EL ANWAR DIRECTOR

Mostafa El Anwar has 23 years of experience in the fields of finance and investment banking. His journey at BPE partners started in 2008 as an investment manager before assuming the role of partner in 2013, and finally Managing Director in 2019. He is responsible for overseeing the asset management of different company portfolios, and supervising investments across a diverse range of sectors.

From 2007 to 2008, El Anwar held the position of Deputy Investment Manager at Morgan Stanley, where he advised on mergers and acquisitions for large-scale companies located in Europe, Africa, and the Middle East. Prior to that, he was the Deputy Investment Manager at Equity Capital Markets, in which he was responsible for regulating and participating in the negotiation of IPO deals. His career originally began in 2002 as a financial analyst in EFG Holding (previously known as EGP Hermes) before being promoted to assistant vice president and then vice president in 2003.

El Anwar holds an MBA with a specialization in finance and investment from London Business School in the United Kingdom. He received his bachelor's degree in business from Cairo University.



GEN. MOHAMED MOSTAFA ABDELRAHMAN NON-EXECUTIVE BOARD MEMBER REPRESENTATIVE FOR HOLDING COMPANY FOR CONSTRUCTION

Major General Eng. Mohamed Mostafa Abdelrahman Laban currently serves as the Executive Managing Director and Acting Non-Executive Chairman of the Holding Company for Construction and Development.

Previously, he held the positions of Chairman of the General Authority for Land and Dry Ports and Assistant Minister of Transport for Land and Dry Ports. Mr. Abdelrahman earned a bachelor's degree in architectural engineering and military sciences from the Military Technical College in July 1990.

BOARD OF DIRECTORS (V/V)



GEN. OSAMA ANTON ATTALAH

NON-EXECUTIVE BOARD MEMBER

REPRESENTATIVE FOR SOCIAL INSURANCE NATIONAL AUTHORITY

Eng. Osama Anton is a distinguished Architectural Engineer with over 30 years of experience in the public sector. As Head of the Central Administration for Engineering Affairs and a Board Member representing Egypt's National Organization for Social Insurance, he has played a pivotal role in advancing national infrastructure. His career is marked by outstanding leadership in the design, execution, and supervision of large-scale military, civil, and urban development projects. His depth of expertise and unwavering commitment to excellence have established him as a respected authority in architectural consulting and strategic project delivery.

Since 2021, Eng. Anton has led the nationwide modernization of the National Organization for Social Insurance's facilities, directing the development of more than 300 branches across all 27 governorates. He has championed the creation of a unified architectural and visual identity for the organization's infrastructure, while ensuring projects meet the highest standards of quality, compliance, and timely completion. A Certified Architectural Consultant by the Egyptian Engineers Syndicate, he has also completed advanced training in engineering, management, and organizational leadership through prestigious military institutes.

Madinet Masr's Board additionally includes two independent members.

SHAREHOLDING STRUCTURE





THANK YOU

For more information, visit
ir.madinetmasr.com

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